

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Charles G. Kessler,
3505 Bent River Road
Birmingham, AL 35216

20181022000373580

10/22/2018 12:42:18 PM

DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Eighty-Eight Thousand And No/100 Dollars (\$288,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

Union State Bank, an Alabama Banking Corporation

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Charles G. Kessler and Cameron Development Corporation

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

The E 1/2 of the SW 1/4 of Section 5, Township 21 South, Range 3 West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH a 60' ingress, egress, and utility easement situated in the NE 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1.5" Crimp pipe at the NW corner of the NW 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, said point also being the NE corner of Lot 7 of Longmeadow Farms as recorded in Map Book 11, Page 90, in the Office of the Judge of Probate in Shelby County, Alabama; thence S 0°43'41" W along the west line of said 1/4 - 1/4 section and the East line of said Lot 7 a distance of 25.96 feet to the POINT OF BEGINNING of the centerline of a 60 foot ingress, egress, and utility easement lying 30 feet to either side of and parallel to described centerline; thence S 40°04'14" E along said centerline a distance of 98.52 feet to a point of curve to the left having a central angle of 18°48'53" and a radius of 150.00 feet, said curve subtended by a chord bearing S 49°28'41" E and a chord distance of 49.26 feet; thence along the arc of said curve and along said centerline a distance of 49.26 feet to a point of tangent; thence S 58°53'08" E along said centerline a distance of 214.04 feet to a point of curve to the right having a central angle of 28°10'08" and a radius of 150.00 feet, said curve subtended by a chord bearing S 44°48'03" E and a chord distance of 73.01; thence along the arc of said curve and along said centerline a distance of 73.75 feet to a point of tangent; thence S 30°42'59" E along said centerline a distance of 125.67 feet to a point of curve to the left having a central angle of 70°34'46" and a radius of 150.00 feet, said curve subtended by a chord bearing S 66°00'22" E and a chord distance of 173.31 feet; thence along the arc of said curve and along said centerline a distance of 184.78 feet to a point of tangent; thence N 78°42'15" E along said centerline a distance of 463.90 feet to a point of curve to the right having a central angle of 55°57'16" and a radius of 175.00 feet, said curve subtended by a chord bearing S 73°19'08" E and a chord distance of 164.19 feet; thence along the arc of said curve and along said centerline a distance of 170.90 feet to a point of tangent; thence S 45°20'30" E along said centerline a distance of 56.87 feet to a point of curve to the left having a central angle of 7°42'43" and a radius of 500.00 feet, said curve subtended by a chord bearing S 49°11'51" E and a chord distance of 67.25 feet; thence along the arc of said curve and along said centerline a distance of 67.30 feet to a point of tangent; thence S 53°03'13" E along said centerline distance of 205.18 feet to the westerly right-of-way of Lacey Avenue and THE END of said centerline.

ALSO TOGETHER WITH a variable width ingress, egress and utility easement located in the NE 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 3 West, being more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 3 West, said corner also being the NE corner of Lot 7 Longmeadow Farms as recorded in Map Book 11, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama; Thence run S 00°43'41" W Along the East line of the NE 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 3 West, said line also being the East line of said Lot 7, for a distance of 71.87 feet to a point; thence run N 40°04'14" W, leaving said 1/4 - 1/4 line and leaving said East line of Lot 7, for a distance of 95.93 feet to a point lying on the North line of the NE 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 3 West; thence run S 88°35'14" E along the North line of the NE 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 3 West for a distance of 62.69 feet to the POINT OF BEGINNING and THE END of this Variable Width Ingress, Ingress, Egress, and Utility Easement.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

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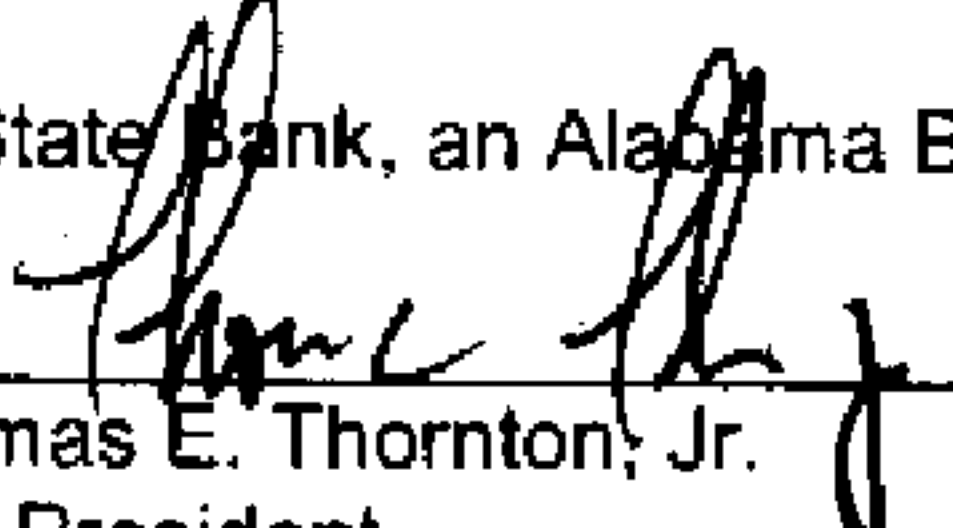
Subject to a purchase money mortgage of even date herewith in the amount of \$188,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and GRANTEE'S successors, transferees, heirs and assigns, as applicable, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President who is authorized to execute this conveyance, hereto set his/her signature and seal, this the 18th day of October, 2018.

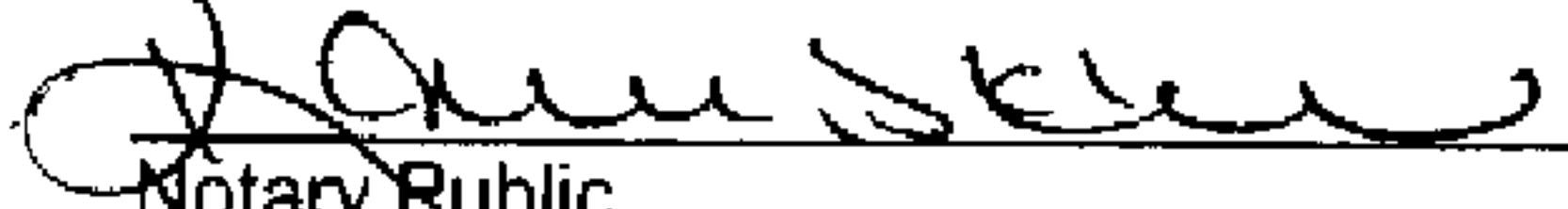
Union State Bank, an Alabama Banking Corporation

BY: 
Thomas E. Thornton, Jr.
Vice President

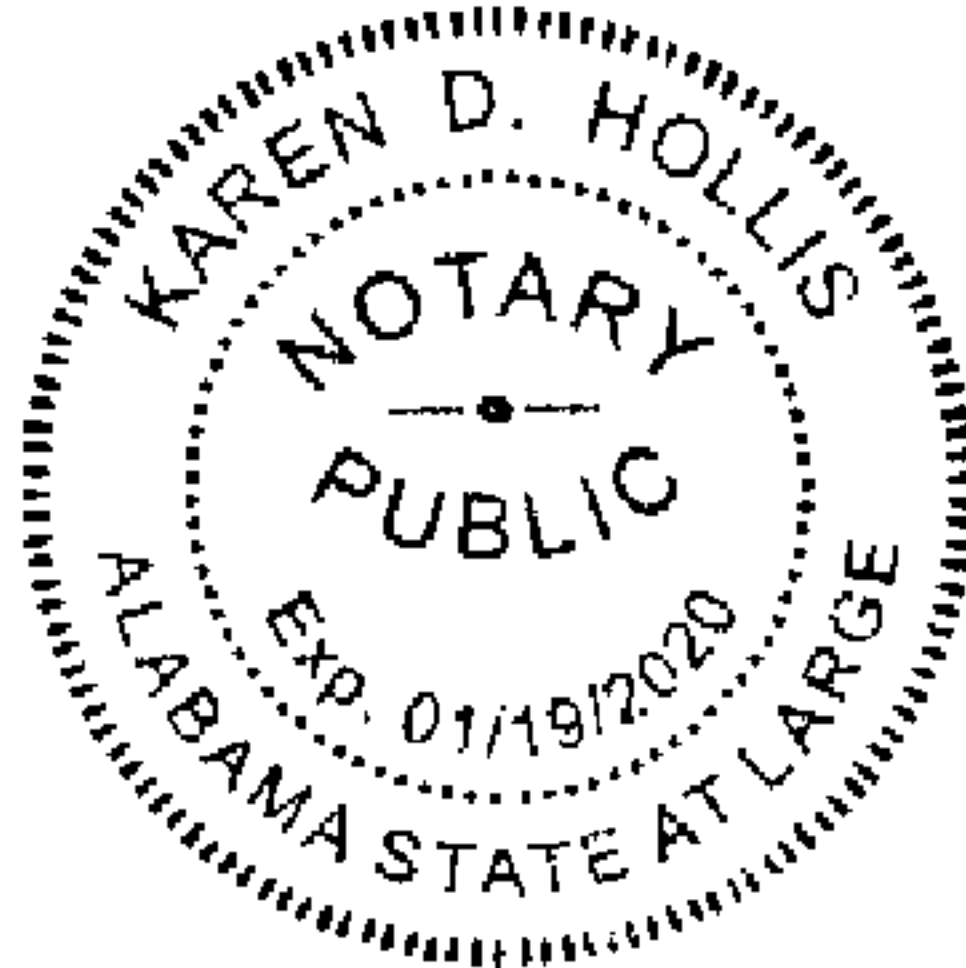
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Thornton, Jr. whose name is signed to the foregoing conveyance as Vice President of Union State Bank, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity on the day the same bears date as the act of and on behalf of said bank.

Given under my hand and official seal on 18th day of October, 2018.


Notary Public

My commission expires:



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Grantor's Name	Union State Bank, an Alabama Banking Corporation	Grantee's Name	Charles G. Kessler, Jr. and Cameron Development Corporation
Mailing Address	E1/2 of SW 1/4 of Section 5, Township 21 South, Range 3 West Alabaster, AL	Mailing Address	_____

Property Address	E1/2 of SW 1/4 of Section 5, Township 21 South, Range 3 West Alabaster, AL	Date of Sale	October 18, 2018
		Total Purchase Price	\$288,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	Other: _____
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Union State Bank, an Alabama Banking Corporation, E1/2 of SW 1/4 of Section 5, Township 21 South, Range 3 West, Alabaster, AL.

Grantee's name and mailing address - Charles G. Kessler, Jr. and Cameron Development Corporation, , .

Property address - E1/2 of SW 1/4 of Section 5, Township 21 South, Range 3 West, Alabaster, AL

Date of Sale - October 18, 2018.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes with be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: October 18, 2018

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2018 12:42:18 PM
\$121.00 CHERRY
20181022000373580

[Signature]